



## **TRINITY CITY PLANNING & ZONING MEETING**

March 22, 2005  
7:00 pm

**The Trinity Planning Board held their March 22, 2005 meeting at Trinity City Hall. A quorum was present.**

**PLANNING BOARD MEMBERS PRESENT:** Chairman J. R. Ewings; Planning Board Members Linda Gant, Vernel Gibson, Buddy Maness, Richard McNabb, Danny Phillips, Melvin Patterson, and Robbie Sikes.

**PLANNING BOARD MEMBERS ABSENT:** Paula Peace

**OTHERS PRESENT:** Attorney, Alan Pugh filling in for Attorney Wilhoit; Planning/Zoning Administrator and Code Enforcement Officer, Adam Stumb; City Clerk, Debbie Hinson, Council members Bridges and Talbert, members of the press, and other interested parties.

### **ITEM 1. Call to Order.**

Chairman Ewings called the March 22, 2005 meeting to order at 7:00 p.m.

### **ITEM 2. Pledge of Allegiance.**

Chairman Ewings led the Pledge of Allegiance.

### **ITEM 3. Invocation.**

Planning Board member Vernel Gibson gave the invocation.

### **ITEM 4. Public Comments Section**

Chairman Ewings opened the floor to anyone who wished to make comments.

Council member Talbert discussed his reasons for making the assumption that J. R. did not want to serve on the Planning/Zoning Board, however he has indicated since the change in procedure that he does want to serve on this Board. The change was to go to an eight (8) Board member with 2 representatives from each Ward and the Chairman to be elected by the 8 members of the Planning/Zoning Board. Under the old method, J.R. is appointed by the Council. Somehow there was a miss communication and I did not make contact with J.R. about his desires to serve but rather made an assumption on comments that I had heard. We are going to work something out with this and whether you have nine (9) members with one a non-voting member is fine as far as the Council is concerned. I think we jumped the gun.

J.R. advised Council member Talbert that he did here comments from him about getting tired. I was and am ready to go and didn't have a problem with going, but every time I tell people I am leaving I am flooded with telephone calls wanting me to stay on this Board. However, I will tell you all this will be my last term and I will not do another.

Council member Talbert advised Board members that the Council picked J.R.; however, the next Chairman after J.R. will be picked by the Planning /Zoning Board not Council.

Chairman Ewings thanked Council member Talbert and moved to the next item on the Agenda.

**ITEM 5.           Zoning Ordinance Amendment**

**a.   Recycling Processing Facility**

Chairman Ewings opened this item and called for Planning Administrator Stumb to brief Board Members.

Mr. Stumb advised P/Z Board members that a request had been made by David Pendelbury of Harmony Industries to add Recycling Processing Facility-Indoors, to the permitted uses chart. The requested use would include the processing, sorting, assembly, breaking up, temporary storage and distribution of recyclable or reusable scrap and waste material. Junk vehicles will not be permitted as part of this use.

Tucks will come to the site, items sorted inside the warehouse. There will not be junk cars or junk lying around the site.

The staff is recommending this be a permitted use in M1 Heavy Industrial and M2 Light Industrial. The parking requirements require 1 per 250 square feet of office space plus 0.1 space per 2,000 square feet of floor space plus 1 per vehicle used in operation.

Chairman Ewings called for discussion and or recommendation from P/Z Board members concerning this item.

Board members and Mr. Stumb discussed the building currently located at this site. The building here will be a part of this and goes along with this item. Later on this Agenda the Board will have to decide if you want to grant the special intensity allocation they have requested.

There was discussion between members and Mr. Stumb concerning the current zoning of this property and the fact that this operation was not addressed in the Ordinance. That is why it must be added to the table of uses. This facility will be basically a warehouse and the Ordinance calls for a buffer which will prevent much of this facility being seen.

***After further conversation on how this facility would benefit the environment by means of recycling, Planning Board member Phillips made a motion to recommend this request to add this item to the Table of Permitted Uses. Board member Sikes seconded the motion. The motion and second was approved unanimously by all Board members present.***

**b.   Reception House**

Chairman Ewings opened this item and called for Planning Administrator Stumb to brief Board Members.

A request has been made to the City to add a Reception House to the permitted uses chart. A reception house would be an existing single family structure that would be used to host social gatherings such as luncheons, weddings, parties, etc. A Special Use Permit would be required because this type of use would be in a residential district and extra precautions would be needed to offset any possible nuisances caused by events (parking and traffic.)

***After a brief conversation, Planning Board member Gibson made a motion to accept and recommend the request as presented. Board member Phillips seconded. The motion and second was approved unanimously by all Board members present.***

### **c. Apartments**

Mr. Stumb discussed the confusion between apartments, townhomes, and condominiums. The Zoning Ordinance and the Trin-Thom Zoning District requires that all multi-family development must submit detailed plans showing utilities, lighting, solid waste facilities, and landscaping and other design standards. However the ordinance does not specify this type detail for apartments. This will level the playing field by treating townhomes, condominiums, and apartments the same when obtaining a Special Use Permit. City Council also requested that additional information should be required in the application and site plan so that an informed decision can be made.

After a brief discussion concerning how the changes affected the Ordinance Board member Gant discussed the different type of lighting such as spot lights and how she would like to see the wording in this section changed to specifically address luminary density. Also discussed was page 12-2 in the Ordinance that defined setbacks, side, rear, and height requirements but does not include 3 story units. Also discussed was the information provided by a site plan. Member Sikes stated that the site plan dictates what will be built. The engineer for the developer will review the City Ordinance and will prepare a site plan that illustrates what is dictated in the Ordinance for the development project that will be proposed. A Construction Plan for a site shows underground utilities and water/sewer connections. This is not a site plan.

***After further discussion, Planning Board member Phillips made a motion to table item (c) to allow Mr. Stumb to make changes in the lighting as requested as well as addressing the language for distance between 2 and 3 story units. Board member Sikes seconded the motion. The motion and second was approved unanimously by all Board members present.***

### **d. Minor Text Amendment**

After Chairman Ewings opened this item, Mr. Stumb discussed the minor text amendments that needed to be made due to typographical errors in section 8-6. Board of Adjustment has been changed to read the Planning and Zoning Board.

***Planning Board member Phillips made a motion to accept the change to the Ordinance. The motion was seconded by Board member Sikes. The motion and second was approved unanimously by all Board members present.***

### **ITEM 6 Special Intensity Allocation**

Mr. Stumb advised Planning Board members that Mr. David Pendelbury of Harmony Industries is seeking a Special Intensity Allocation from the City of Trinity for his facility at 6815 Mendenhall Road. The proposed facility will be a sorting and transferring station for recycled materials. Every commercial and industrial use is permitted 24% built upon area. A Special Intensity Allocation can be granted to allow up to 70% built upon area with recommendation from this Board and final approval from City Council.

For approval the developer must show that;

- (a) The proposed project is in conformance with the adopted comprehensive plans for the jurisdiction, including the recommendations of the Trinity Long Range Development Plan.
- (b) The proposed project land use and site design is compatible with the general character of the area and surrounding land uses.
- (c) The proposed project provides a significant economic benefit to the community by creating or retaining jobs, increasing the property tax base, or assisting an existing industry to grow and remain in the City of Trinity and Randolph County, or that the project meets an identified community need such as the provision of community facilities, retail business or personal services or affordable housing.

- (d) The proposed project does not pose a threat to the environment, especially water quality, and appropriate measures will be taken to minimize any potential negative environmental impacts.
- (e) The proposed project has good transportation access, including proximity to major roads and/or rail lines.

The submitted site plan meets the criteria of the Watershed Protection Ordinance, as stated above;

- a. The use is in accordance with the Land Use Plan of the City of Trinity which calls for light industrial use.
- b. The current zoning for this property is M-2, Light Industrial, as is the majority of the surrounding property. Some residential uses are present to the North of the property.
- c. The property owner will construct a new 5,000 sq/ft building.
- d. The proposed use will produce little secondary effects that could harm water quality (spills, toxic material).
- e. This site is on Mendenhall Dr which has access to Business 85 from Prospect St.

**Staff recommends approval of the Special Intensity Allocation.**

After Mr. Stumb's review of this request, Planning Board members discussed why this request was needed as well as the amount that was grandfathered in. Also discussed was the impervious surfaces included in this request.

After discussion between Board members and Mr. Stumb concerning the increase requested verses the amount needed for additional buildings and parking lot, ***Board member Gant mad a motion to grant only 64% Special Intensity Allocation for this request. Board member Patterson seconded the motion. The motion and second was approved unanimously by all Board members present.***

**ITEM 7. Special Use Permit Walkthrough (Alan Pugh)**

Chairman Ewings opened this item and turned the discussion over to Attorney Pugh who was filling in for Attorney Wilhoit.

Attorney Pugh reviewed the procedures for Special Use Permits, Conditional Use Permits, the functions of the Planning Board, and the functions of the Board of Adjustments.

**ITEM 8. Comments From The Board**

Chairman Ewings called for comments from the Board.

Board member Sikes commended Council member Talbert and Mr. Stumb for their comments at the March 15, 2005 Regular City Council meeting.

**ITEM 9. Comments From Staff**

**NONE**

**ITEM 9-A. Approval of Minutes: February 22, 2005**

Chairman Ewings called for any changes or corrections to the February 22, 2005 minutes. ***Board member McNabb made a motion to approve the minutes***

Hearing no changes, ***Board member McNabb made a motion to adopt the minutes of the February 22, 2005 minutes as written. Board member Sikes seconded the motion. The motion and second was approved unanimously by all Board members present.***

**ITEM 10.**

**Adjourn**

With no other business to discuss, Chairman Ewings called for a motion to adjourn.

*Planning Board member Gibson made a motion to adjourn the March 22, 2005 Regular Meeting of the Trinity Planning/Zoning Board. Board member Patterson seconded the motion. The motion and second was approved unanimously by all Board members present.*